

**Grantee: Reading, PA**

**Grant: B-09-CN-PA-0014**

**July 1, 2011 thru September 30, 2011 Performance Report**

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**Grant Number:**  
B-09-CN-PA-0014

**Obligation Date:**

**Award Date:**  
02/11/2010

**Grantee Name:**  
Reading, PA

**Contract End Date:**  
02/11/2013

**Review by HUD:**  
Reviewed and Approved

**Grant Amount:**  
\$5,000,000.00

**Grant Status:**  
Active

**QPR Contact:**  
Daniel Z Wright

**Estimated PI/RL Funds:**  
\$42,061.28

**Total Budget:**  
\$5,042,061.28

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Executive Summary:

Executive Summary

The City of Reading, Our City Reading, Inc. and the Reading Housing Authority welcomes the opportunity to address the foreclosure crisis within the City through the usage and implementation of Neighborhood Stabilization Funding 2. The City is fortunate enough to have the commitment of two very strong partners with a long, proven track record of success in rehabilitating housing units and providing decent, safe and affordable homes to low/mod individuals and families. Census tracts were identified due to the high impact of vacancy and foreclosure rates &ndash the consortium wanted to have the most direct impact on the targeted geography that met HUD&rsquos criteria, among which, will have funding going to the purchase and rehabilitation of single family dwellings and no multi-family dwellings even considered for funding. We are confident that this team can meet all rules and requirements (25% of funding to 50% below area medium income for example) set forth and look forward to getting to work on undertaking this momentous assignment.

### Target Geography:

Targeted Geography

The targeted geography for the NSP2 program was selected due to the number of foreclosures within the census tracts chosen. The following census tracts were selected: 10 (foreclosure score 13, vacancy score 18, max score 18), 11 (foreclosure score 14, vacancy score 18, max score 18), 12 (foreclosure score 15, vacancy score 18, max score 18), 13 (foreclosure score 15, vacancy score 19, max score 19), and census tract 18 (foreclosure score 12, vacancy score 17, max score 17). The first four tracts are located centrally within the City&rsquos downtown core while 18 is located in a vital &ldquogateway&rdquo into the City.

### Program Approach:

Program Approach

The three entities comprising of the NSP2 consortium have been addressing issues of neighborhood stability in the City of Reading for some time, including the issue of foreclosure and the destabilizing effect that this has had on neighborhoods. Please view our budget below.

CDBG Eligible Activity  
Responsible entity  
Amount in original NSP2 application  
Proposed number of units in original NSP2 application  
Revised budget amount  
Revised number of units  
Acquisition of foreclosed and vacant homes for renovation  
City of Reading Community Development Department with Our City-Reading  
\$1,080,000.00  
120  
\$675,000.00



80  
Renovation of foreclosed, abandoned and vacant homes  
Our City-Reading  
\$4,320,000.00  
120  
\$2,700,000.00  
80

Homeownership counseling  
Our City-Reading  
\$40,000.00  
120  
\$25,000.00  
80

Acquisition of homes meeting the HUD guidelines for rental renovation for families at 50% or below medium income  
City of Reading Community Development Department & the Reading Housing Authority  
\$394,094.00  
31  
\$246,308.75  
20

Renovation of homes meeting the HUD guidelines for rental renovation for families at 50% or below medium income  
The Reading Housing Authority  
\$1,593,056.00  
31  
995,660.00  
20  
Homeownership counseling  
The Reading Housing Authority  
\$12,850.00  
31  
\$8,031.25  
20

Project Administration  
City of Reading CD Dept. Our City Reading and the Reading Housing Authority  
\$560,000.00  
151  
\$350,000.00  
100  
Total(s):

\$8,000,000.00  
151  
\$5,000,000.00  
100

### **Consortium Members:**

Consortium Members  
The Consortium is comprised of the City of Reading, Pennsylvania (lead agency), the Reading Housing Authority (RHA) and Our City-Reading, Inc.  
Our City Reading (OCR)

Our City Reading is a 501C non profit corporation with a three pronged mission: to create pride and stability through home ownership to Reading's first time home buyers, to bring new high quality job opportunities to the area, and-to enhance the quality of life for city and surrounding community residents. In 2001 Our City Reading began to interact with government entities, bankers, and local building contractors, to fully restore market and sell houses in all areas of the city of Reading. As of January 2007, Our City Reading has assisted over 300 families to become first time homebuyers. OCR's banking partners provided low interest loans, at rates below standard residential housing mortgage rates.

OCR's non-profit structure, high volume purchasing of home restoration materials, local contractors and the favorable financing arrangements have made the transition from rental to home ownership very affordable for our inner city Reading residents. Homes sell for less than most residents now pay in rent per month including taxes and insurance.

Currently OCR has renovated and restored over 425 houses within the City of Reading providing first time homebuyers an excellent home at affordable costs. Please check out Our City-Reading's website at: <http://www.ourcityreading.org/ocr/index.htm>

The Reading Housing Authority (RHA)

The Reading Housing Authority (RHA) is a Public Housing Agency that is organized under the laws of Pennsylvania, and whose primary contract is with the U.S. Department of Housing and Urban Development (HUD). The agency was organized in 1939 under the U.S. Housing Act in order to meet the housing needs of residents of the City of Reading, many of whom who could not otherwise afford housing that was decent and safe. The agency continues to seek that end today, by offering quality, affordable housing options and opportunities for the families that are served.



The Reading Housing Authority operates different programs in order its goal. Affordable rents for income eligible individuals and families in the agency's 1600+ Public Housing Apartments and Townhouses that are located in 8 different developments throughout the City of Reading. Through the Section 8 Housing Choice Voucher Program, more than 600 families are assisted in paying their rent to private landlords. In its Homeownership programs, participants are able to purchase a house in the City of Reading by utilizing short and long term assistance with budgeting and rent/mortgage payments. The Homeownership program uses both the Public Housing and Section 8 Housing Choice Voucher programs to assist those interested in homeownership and many families have taken advantage of these programs and become homeowners.

The City of Reading, Community Development Department

The City of Reading's Community Development Department is well versed in administering federal grants from HUD &ndash we are an entitlement community receiving an allocation of CDBG, HOME and ESG eachy

### Consortium Members:

ear. In addition to these funds the City is currently administering activities funded through our HPRP and CDBG-R grants. The City has three full time community development specialists, one full time fiscal officer and a full time rehabilitation specialist. Our department director has vast experience in community and economic development/revitalization. The Department's direct line is (610) 655-6211. Daniel Z. Wright, the system administrator can be reached at [Daniel.wright@readingpa.org](mailto:Daniel.wright@readingpa.org)

### How to Get Additional Information:

How to get additional information

To contact the City of Reading:

<http://www.readingpa.gov> homepage

Daniel Z. Wright, Community Development Specialist  
(610) 655-6211 or [Daniel.wright@readingpa.org](mailto:Daniel.wright@readingpa.org)

Daniel Robinson, Community Development Director  
[Daniel.robinson@readingpa.org](mailto:Daniel.robinson@readingpa.org) (610) 655-6211

Contacts/addiotnal information regarding Our City-Reading

<http://www.ourcityreading.org/ocr/index.htm> homepage

Communications regarding affordable housing: Carrie Miller, Housing Director (610) 898-6138 or [carriemiller@boscovs.com](mailto:carriemiller@boscovs.com)

Project Management/Construction: Garreth Donly, (610) 898-6166 or [gdonly@boscovs.com](mailto:gdonly@boscovs.com)

Mr. Albert Boscov, Chairman (610) 898-1011 or [aboscov@boscovs.com](mailto:aboscov@boscovs.com)

Contacts/Additional Information regarding the Reading Housing Authority  
<http://www.readingha.org> homepage

[info@readingha.org](mailto:info@readingha.org).  
Daniel Luckey, Executive Director

Reading Housing Authority  
400 Hancock Boulevard

Reading, PA. 19611-1802  
Phone: (610) 775-4813  
Fax: (610) 777-5965

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,000,000.00
<b>Total Budget</b>	\$0.00	\$5,000,000.00
<b>Total Obligated</b>	\$0.00	\$4,991,968.75
<b>Total Funds Drawdown</b>	\$427,286.23	\$3,573,540.24
<b>Program Funds Drawdown</b>	\$427,286.23	\$3,573,540.24
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$42,561.28	\$91,146.50
<b>Total Funds Expended</b>	\$152,419.17	\$2,925,983.97
<b>Match Contributed</b>	\$0.00	\$0.00



## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$318,530.81
Limit on State Admin	\$0.00	\$318,530.81

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$350,000.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$1,250,000.00

## Overall Progress Narrative:

The Reading Consortium's NSP2 program is progressing very well. The Inspector General's report on their audit is still currently being reviewed by our regional HUD office and we expect a positive management decision in the near future — as we will report within the next QPR. The Consortium has acquired and rehabilitated (at some stage or another) 32 units and have designated the units which will be classified as the low-income set-aside portion (146 West Green St., 153 West Green St., 201 North 3rd St., 313 West Douglass St., 326 West Green St., 411 West Douglass St., 460 Centre Ave., 604 Tulpehocken St., 644 Tulpehocken St., 777 Miltimore St., 781 Miltimore St and 331 Elm St.) It should be noted that 331 Elm St., 460 Centre Ave and 201 North 3rd St are multi-unit rentals designated for the low-income set-aside — encompassing 11/20 LH25. These units will be managed by the Reading Housing Authority (RHA). At the time of this report, we have sold 2 properties with one being accounted for within the time frame of 7/1 through 9/30. The NSP2 Program has put 70 people back to work representing 24 companies.

After consulting with technical assistance, the City was told to enter final address/unit amounts based upon them being finished, i.e. having beneficiary data and household information.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, NSP Acquisition	\$0.00	\$921,308.75	\$0.00
2, NSP Rehabilitation	\$311,657.77	\$3,695,660.00	\$3,255,009.43
3, Homeownership Counseling	\$0.00	\$33,031.25	\$0.00
4, NSP Administration	\$115,628.46	\$350,000.00	\$318,530.81



## Activities

<b>Grantee Activity Number:</b>	<b>B-1</b>
<b>Activity Title:</b>	<b>NSP Acquisition LMMI - CD/OCR</b>

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

04/15/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

NSP Acquisition

**Projected End Date:**

12/30/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Our City Reading

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$675,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$438,170.74
Our City Reading	\$0.00	\$438,170.74
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Acquisition of vacant/foreclosed/abandoned properties in Central City of Reading as well as Gateways of Reading.

### Location Description:

Targeted geography based upon foreclosure score & located centrally within the City of Reading and the gateway into the City.

### Activity Progress Narrative:

There has been no acquisition this past reporting quarter, costs were expended through rehabilitation and administration.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	47/80

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/80	0/80	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>B-2</b>
<b>Activity Title:</b>	<b>NSP Acquisition LM - CD/RHA</b>

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

04/15/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

NSP Acquisition

**Projected End Date:**

12/30/2011

**Completed Activity Actual End Date:**
**Responsible Organization:**

Reading Housing Authority

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2011**

N/A

**To Date**

\$0.00

**Total Budget**

\$0.00

\$0.00

**Total Obligated**

\$0.00

\$246,308.75

**Total Funds Drawdown**

\$0.00

\$0.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

Reading Housing Authority

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition of homes meeting the HUD guidelines for rental renovation for families at 50% or below medium income

**Location Description:**
**Activity Progress Narrative:**

There has been no acquisition this past reporting quarter, costs were expended through rehabilitation and administration.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/20





## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/20	0/0	0/20	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>B-3</b>
<b>Activity Title:</b>	<b>NSP Rehab - OCR</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

2

**Project Title:**

NSP Acquisition and Rehabilitation

**Projected Start Date:**

05/30/2010

**Projected End Date:**

12/30/2011

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Our City Reading

**Overall****Jul 1 thru Sep 30, 2011****To Date****Total Projected Budget from All Sources**

N/A

\$3,748,924.08

**Total Budget**

\$0.00

\$3,748,924.08

**Total Obligated**

\$0.00

\$2,700,000.00

**Total Funds Drawdown**

\$226,390.25

\$2,338,698.27

**Program Funds Drawdown**

\$226,390.25

\$2,338,698.27

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$42,561.28

\$91,146.50

**Total Funds Expended**

\$22,128.24

\$1,838,821.33

**Our City Reading**

\$22,128.24

\$1,838,821.33

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Renovation of foreclosed, abandoned and vacant homes.

**Location Description:****Activity Progress Narrative:**

This is the first house (637 Ritter St.) to be sold for the Reading Consortium's NSP2 program. OCR has been working on the following properties not set aside for the LH25% below with associated expenses from the time 7/1 through 9/30: 133 Elm St. (\$1,566.76), 135 Elm St. (\$1,894.13), 1602 Mineral Springs Road (\$2,344.50), 164 Greenwich St. (\$1,575.18), 200 North Front St. (\$1,163.55), 207 Douglass St. (\$1,664.43), 225 Wesley St. (\$29,047.92), 358 McKnight St. (\$27,839.40), 440 West Greenwich St. (\$22,260.62), 508 North Front St. (\$1,353.93), 623 Tulpehocken St. (\$20,069.18), 637 Ritter St. (\$22,128.24), 661 Tulpehocken St. (\$0), 663 Tulpehocken St. (\$1,514.76), 665 Tulpehocken St. (\$1,897.94), 722 Weiser St. (\$11,749.23), 738 Ritter St. (\$13,949.24), 823 Ritter St. (\$1,470.86) and 833 North Front St. (\$2,506.84). Again, these expenses relate to rehabilitation work on units not designated to meet the LH25% and below.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	15/80



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	15/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/80	1/80	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
637 Ritter St.	Reading	NA	NA	19601	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>B-4</b>
<b>Activity Title:</b>	<b>NSP Rehab - RHA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

05/30/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

NSP Acquisition and Rehabilitation

**Projected End Date:**

12/30/2011

**Completed Activity Actual End Date:**
**Responsible Organization:**

Reading Housing Authority

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2011**

N/A

**To Date**

\$1,490,523.71

**Total Budget**

\$0.00

\$1,490,523.71

**Total Obligated**

\$0.00

\$995,660.00

**Total Funds Drawdown**

\$58,222.56

\$642,376.49

**Program Funds Drawdown**

\$58,222.56

\$642,376.49

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$14,662.47

\$290,022.74

Reading Housing Authority

\$14,662.47

\$290,022.74

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Renovation of homes meeting the HUD guidelines for rental renovation for families at 50% or medium income.

**Location Description:**
**Activity Progress Narrative:**

For the LH 25% set-aside for 50% AMI and below, the Consortium designated the above listed addresses as targets to satisfy this criteria. Please note that 201 North 3rd St is a 5 unit rental (current title with the Reading Housing Authority - RHA), 460 Centre Ave is a 3 unit rental (title not yet with the RHA) and 331 Elm St. is a 3 unit rental, with current title with the RHA. The total amount of funds expended through the RHA for the three (3) properties, consisting of 11 units, is \$14,622.47. These units represent 11 or the 20 LH25%.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/20
<b># ELI Households (0-30% AMI)</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/20	0/0	0/20	0

## Activity Locations

Address	City	County	State	Zip	Status / Accept
411 West Douglass St.	Reading	NA	NA	19601	Not Validated / N
152 West Green St.	Reading	NA	NA	19601	Not Validated / N
313 West Douglass St.	Reading	NA	NA	19601	Not Validated / N
781 Miltimore St.	Reading	NA	NA	19601	Not Validated / N
201 North 3rd St.	Reading	NA	NA	19601	Not Validated / N
604 Tulpehocken St.	Reading	NA	NA	19601	Not Validated / N
326 West Green St.	Reading	NA	NA	19601	Not Validated / N
148 West Green St.	Reading	NA	NA	19601	Not Validated / N
644 Tulpehocken St.	Reading	NA	NA	19601	Not Validated / N
460 Centre Ave	Reading	NA	NA	19601	Not Validated / N
331 Elm St.	Reading	NA	NA	19601	Not Validated / N
777 Miltimore St.	Reading	NA	NA	19601	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>B-7</b>
<b>Activity Title:</b>	<b>NSP Administration</b>

**Activity Category:**

Administration

**Project Number:**

4

**Projected Start Date:**

01/15/2010

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Planned

**Project Title:**

NSP Administration

**Projected End Date:**

12/30/2011

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Reading

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2011**

N/A

**To Date**

\$413,837.03

**Total Budget**

\$0.00

\$413,837.03

**Total Obligated**

\$0.00

\$350,000.00

**Total Funds Drawdown**

\$115,628.46

\$318,530.81

**Program Funds Drawdown**

\$115,628.46

\$318,530.81

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$115,628.46

\$358,969.16

City of Reading

\$115,628.46

\$358,969.16

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

City of Reading's administration of the NSP grant funds.

**Location Description:**
**Activity Progress Narrative:**

The City of Reading spent \$115,628.46 in program income last quarter

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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